



**For Sale: 37.5 Taxable Acres, ML
Adams Co., near Corning, Iowa**



Call 641-333-2705 or visit southwestiowaland.com

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Cooper South Farm – Adams Co., IA

37.5 Taxable Acres, ML

Asking Price: \$200,000.00

Town: Corning

County: Adams

State: IA

Taxes: \$520 annually (Adams Co. Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon Closing

Land Use: 40 Gross Acres, M/L, currently operated as pasture/grass with some timber and a pond (Surety Maps)

FSA Description: No Information (Adams Co. FSA)

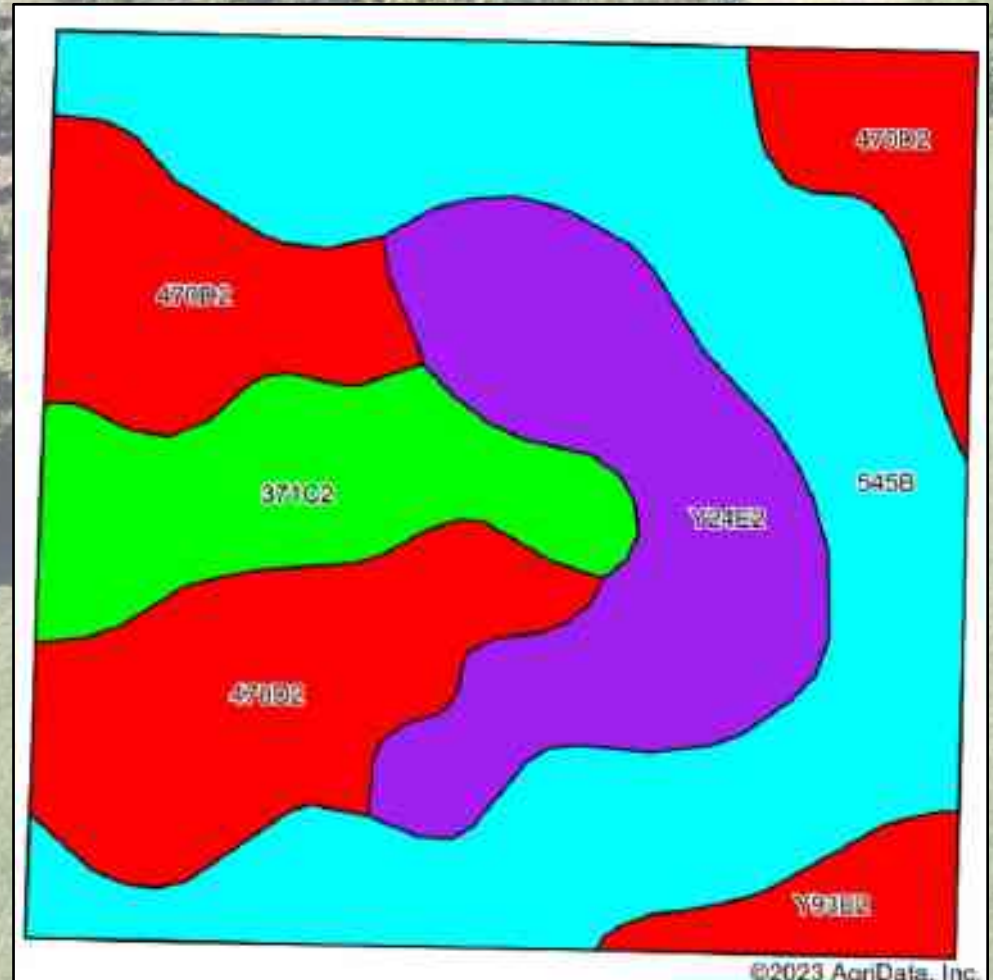
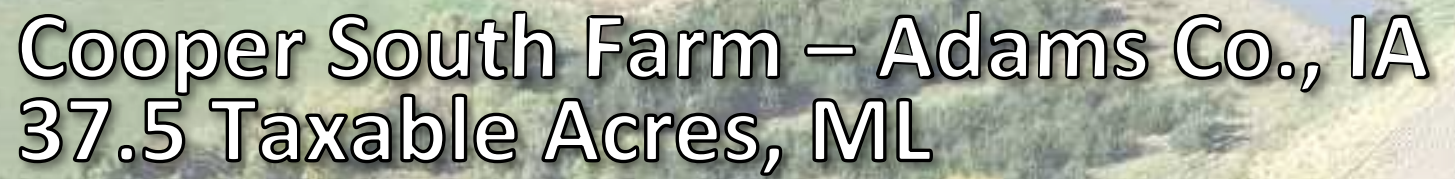
CSR Description: CSR2- 49.8 (Surety Maps)

Comments: Preferred Properties of Iowa, Inc., is proud to present the Cooper South Farm, a great opportunity to own Iowa land! This scenic property is located on a hard surface road not far from Corning, Iowa, and with its attractive surroundings, it would make a wonderful building site! The property is currently operated as grass/pasture and it features a pond, but the possibilities abound with this fantastic property! This property also features nice recreation potential for those outdoor enthusiasts! Discover the limitless potential of this wonderful place for yourself, schedule a private showing with Listing Agent Tom Miller at 712-621-1281 today!

Listing Agent:
Tom Miller
712-621-1281



PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner





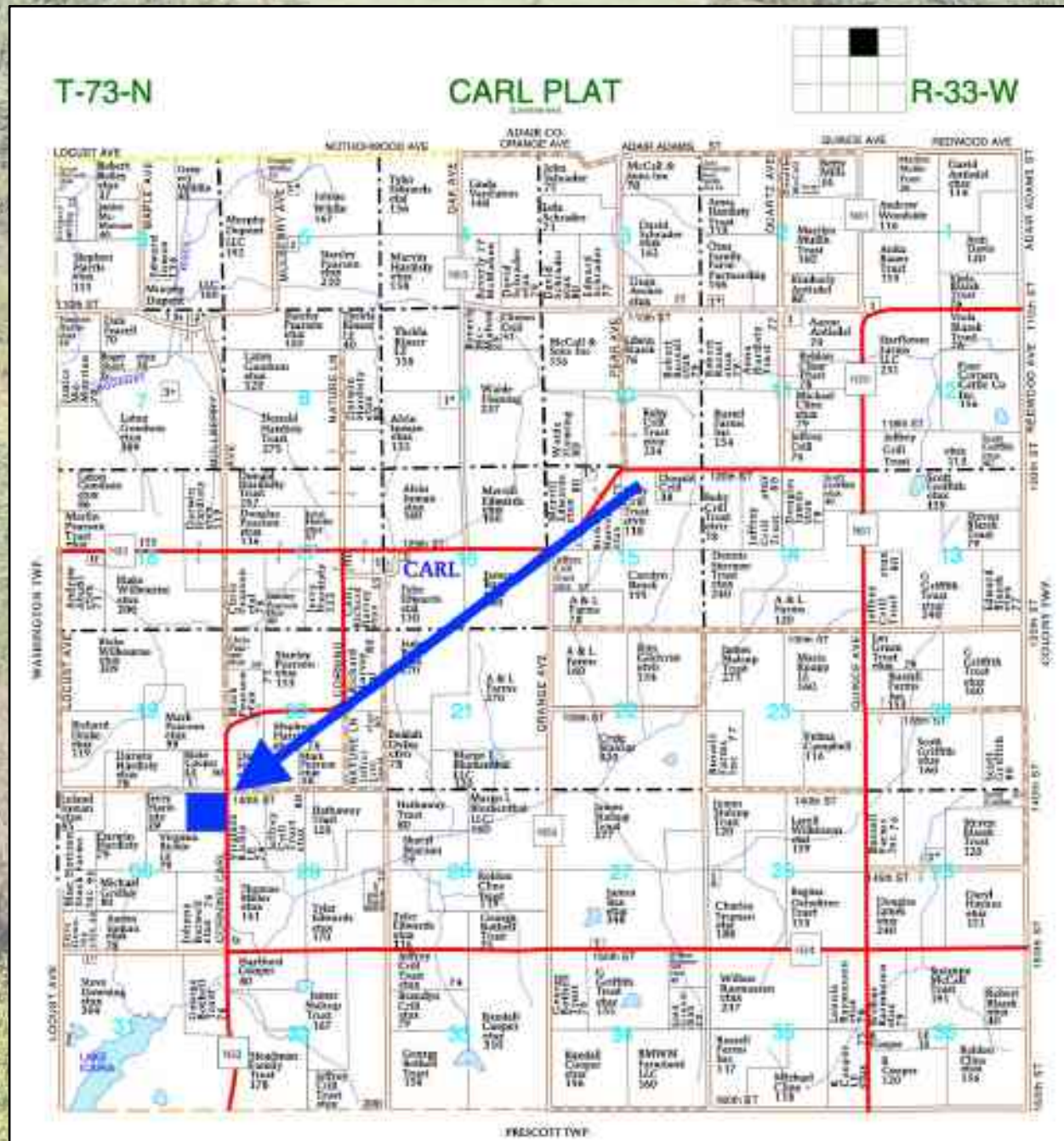
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	*1 Corn Bu	*1 Alfalfa Tons	*1 Soybeans Bu	*1 Bluegrass Tons	*1 Tall Grasses Tons	CSR2**	CSR
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	14.59	39.5%		Ile	177.6	3.7	51.5	3.2	5.3	64	52
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	10.13	27.4%		IVe	134.4	3.5	39.0	2.4	4.0	28	25
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	6.77	18.3%		IVe	0.0	0.0	0.0	0.0	0.0	35	
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	4.21	11.4%		IIIe	168.0	4.7	48.7	3.0	5.0	83	64
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	1.26	3.4%		IVe	0.0	0.0	0.0	0.0	0.0	28	
Weighted Average					3.10	126.1	3	36.6	2.3	3.8	49.8	*-

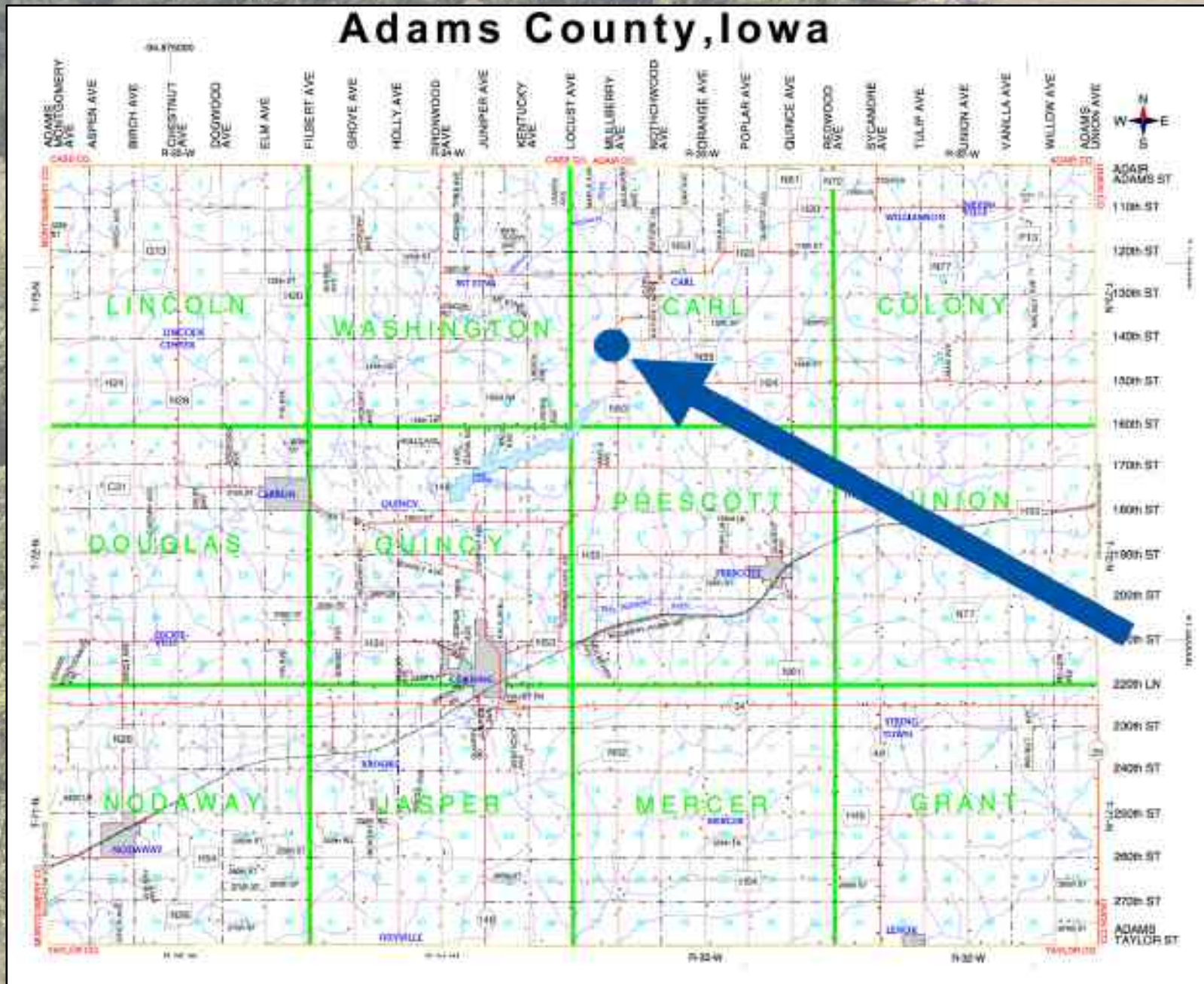


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